

IN RE: PETITION FOR RESIDENTIAL VARIANCE
N/S Brookings Court, 236 ft. NW
of c/l Magleth Road
1 Brookings Court
11th Election District
6th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-69-A

Kevin T. Casey, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1801.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard tract boundary setback (open deck) of 20 ft. in lieu of the required 26.25 ft. and to amend the 1st Amended Final Development Plan of Britinay III to allow the projection of same outside of the building envelope, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of Oct, 1991 that the Petition for a Zoning Variance from Section 1801.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard tract boundary setback (open deck) of 20 ft. in lieu of the required 26.25 ft. and to amend the 1st Amended Final Development Plan of Britinay III to allow the projection of same outside of the building envelope, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING
DATE 10/16/91
BY [Signature]

-2-

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1801.2.C.4 (V.G.S.A. C.103B) 92-69-A

301 TO ALLOW A REAR YARD TRACT BOUNDARY SETBACK (FOR AN OPEN DECK) OF 20 FT.

IN LIEU OF THE REQUIRED 26.25 FT AND TO AMEND THE 1ST AMENDED FINAL DEVELOPMENT PLAN OF BRITINAY III TO ALLOW THE PROJECTION OF SAME OUTSIDE OF THE BUILDING ENVELOPE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (Indicate hardship or practical difficulty):
OUR LOT IS ODDLY SHAPED WITH LIMITED REAR LOT SPACE. STRICT COMPLIANCE WOULD PREVENT CONSTRUCTION OF A DECK WHICH OTHER MEMBERS OF THE COMMUNITY WITH NORMAL SHAPED LOTS COULD EASILY CONSTRUCT. ONLY THE NORTH-EAST CORNER (APPROX. 18 SQ FT) OF THE PROPOSED DECK (420 SQ FT) IS NOT WITHIN CODE. MR. CALVIN WATTS, WHO RESIDES IN THE ADJOINING LOT HAS ABSOLUTELY NO OBJECTIONS TO MY PLANS. THE SPIRIT OF THE ORDINANCE IS OBSERVED.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser(s):
(Type or Print Name)
Signature
Address
City/State/Zip Code
Attorney for Petitioner(s)
(Type or Print Name)
Signature
Address
Attorney's telephone number

Legal Owner(s):
(Type or Print Name)
Signature
Address
City/State/Zip Code
Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of AUG, 19 91, that the subject matter of this petition be posted on the property on or before the 1st day of SEP, 19 91.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of AUG, 19 91, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County.



REVIEWED BY: _____ DATE: _____

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently reside at 1 BROOKINGS CT

BALTIMORE MD 21234
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

Our lot is oddly shaped with limited rear lot space. Strict compliance would prevent construction of a deck which other members of the community with normal shaped lots could easily construct. Only the north-east corner (approx. 18 sq ft) of the proposed deck (420 sq ft) is not within code. Mr. Calvin Watts, who resides in the adjoining lot has absolutely no objections to my plans. The spirit of the ordinance is observed.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signature]
AFFIANT (Handwritten Signature)
KEVIN T. CASEY
AFFIANT (Printed Name)



[Signature]
AFFIANT (Handwritten Signature)
MARY TERESA CASEY
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: Baltimore

I HEREBY CERTIFY, this 17th day of SEPTEMBER, 19 91, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KEVIN T. and MARY T. CASEY

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-27-91
DATE

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-5-95
ROBERT J. WILSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires: April 5, 1995

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1801.2.C.4 (V.G.S.A. C.103B) 92-69-A

301. To allow a rear yard tract boundary setback (for an open deck) of

20 ft. in lieu of the required 26.25 ft. and to amend the 1st Amended Final

Development Plan of Britinay III to allow the projection of same outside

of the building envelope.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (Indicate hardship or practical difficulty):
Our lot is oddly shaped with limited rear lot space. Strict compliance

would prevent construction of a deck which other members of the community

with normal shaped lots could easily construct. Only the north-east corner (approx. 18 sq ft) of the proposed deck (420 sq ft) is not within code.

Mr. Calvin Watts, who resides in the adjoining lot has absolutely no objections to my plans. The spirit of the ordinance is observed.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser(s):

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner(s)

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner(s)

(Type or Print Name)

Signature

Address

Attorney's telephone number

Address

Address

ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of Aug, 19 91, that the subject matter of this petition be posted on the property on or before the 1st day of Sept, 19 91.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of Aug, 19 91, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County.



REVIEWED BY: _____ DATE: _____

ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date

By

Signature

ZONING DESCRIPTION

Beginning at a point on the north side of Brookings Court which is 60 feet wide at the distance of 236 feet north-west of the centerline of the nearest improved intersecting street, Brookings Court, which is 40 feet wide. Being Lot # 19, Block -, Section # - in the subdivision of Britinay III as recorded in Baltimore County Plat Book # 61, Folio # 11, containing .34 acres in lot. Also known as 1 Brookings Court, Baltimore, Md 21234 and located in the # 11th Election District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Variances
Petitioner: Kevin T. Casey, et ux
Location of property: 1 Brookings Ct., 236 ft. NW of Magleth Rd.
Location of Sign: Rear Brookings Ct., across 20' from building
Remarks: Property p. P.B. 61, folio 11
Posted by: [Signature]
Number of Signs: 1

Date of Posting: 9/24/91

Date of return: 9/24/91

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently reside at 1 Brookings Court

Baltimore, Maryland 21234
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

Our lot is oddly shaped with limited rear lot space. Strict compliance

would prevent construction of a deck which other members of the community

with normal shaped lots could easily construct. Only the north-east corner (approx. 18 sq ft) of the proposed deck (420 sq ft) is not within code.

Mr. Calvin Watts, who resides in the adjoining lot has absolutely no objections to my plans. The spirit of the ordinance is observed.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signature]
AFFIANT (Handwritten Signature)

Kevin T. Casey
AFFIANT (Printed Name)

[Signature]
AFFIANT (Handwritten Signature)

Mary Teresa Casey
AFFIANT (Printed Name)



STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of August, 19 91, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MILITARY SEALER COMMAND, WASHINGTON NAVY YARD

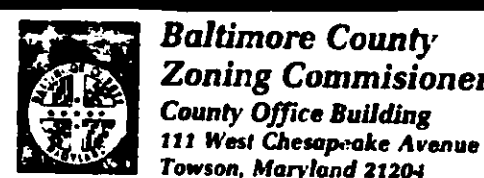
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

15 Aug 91
DATE

[Signature]
NOTARY PUBLIC

My Commission Expires:



Date: 8-16-91

Casey Property
#1 Brookings Ct.
21234

Administrative Zoning Variance
Filing fee \$35.00
Sign 25.00
Total \$60.00

Please Make Checks Payable To: Baltimore County \$60.00
BA C010100A008-15-91



Date:

1992-0080
PUBLIC HEARING FEE \$100.00
ZONING VARIANCE FEE \$100.00
ZONING SIGN & ADVERTISING \$100.00
TOTAL \$300.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

September 20, 1991

Mr. and Mrs. Kevin T. Casey
1 Brookings Court
Baltimore, Maryland 21234

RE: Case No. 92-69-A
Petition for Residential Variance
Property: 1 Brookings Court.

Dear Mr. and Mrs. Casey:

This office has received your Petition for Residential Variance for the above referenced property. Your Petition requests a variance from Section 1802.C.4 and Section 301 of the Baltimore County Zoning Regulations to permit a rear yard tract boundary setback (open deck) of 20 ft. in lieu of the required 26.25 ft. and to amend the 1st Amended Final Development Plan of Brittain III to allow the projection of same outside of the building envelope.

In order for your Petition to be considered, it must be in full compliance with the Baltimore County Zoning Regulations and the Zoning Policy. A review of your Petition discloses that it does not so comply as required. The specific failure of the Petition is identified as follows:

1. Affidavit of property owners/Petitioners improper. Property owners' signatures not notarized as required.

In order for your Petition to be evaluated, the above noted correction must be made. Please contact John Sullivan at 887-3391 to arrange for the correction of the Petition. Upon correction, your Petition will be resubmitted for consideration.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 13, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: HELBING Property, Item No. 53
Smith Property, Item No. 64
McClure Property, Item No. 65
Boehnlein Property, Item No. 66
Marx Property, Item No. 68
Buie Property, Item No. 69
Pulaski Property, Item No. 70
Wollschlaeger Property, Item No. 72
Bray Property, Item No. 74
Graves Property, Item No. 75
Sylvia Property, Item No. 76
Long Property, Item No. 78
Pearl Property, Item No. 79
Casey Property, Item No. 80
Edwards Property, Item No. 81
Tyson Property, Item No. 85
Skidmore Property, Item No. 88
Williams Property, Item No. 89
Restivo Property, Item No. 90
Didier Property, Item No. 97
Wesolowski Property, Item No. 102
Griffin Property, Item No. 103
Burgwin Property, Item No. 104
Ghent Property, Item No. 110
Lingg Property, Item No. 111
Bates Property, Item No. 112
Bond Property, Item No. 115

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn
ITEM47/TXTROZ

Rec 9/16/91

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

September 24, 1991

Mr. & Mrs. Kevin T. Casey
1 Brookings Court
Baltimore, Maryland 21234

RE: Variance Petition Forms
Case #92-69-A (Item #80)
1 Brookings Court
11th Election District

Dear Mr. & Mrs. Casey:

The new Zoning Commissioner, Lawrence E. Schmidt, has rejected your three variance/affidavit forms due to the lack of a notary expiration date, an unreadable seal and the way the notary completed the forms. Enclosed are three new petition forms which you may mail back to me. This petition will not have to be re-posted.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,
John J. Sullivan
John J. Sullivan
Planner II

JJS:jat
cc: File

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 16, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

FP: Property Owner: KEVIN T. CASEY
Location: #1 BROOKINGS COURT
Item No.: 80 Zoning Agenda: AUGUST 27, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John J. Sullivan* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/BEK

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 8, 1991

Mr. and Mrs. Kevin T. Casey
1 Brookings Court
Baltimore, Maryland 21234

RE: Petition for Residential Zoning Variance
Case No. 92-69-A

Dear Mr. and Mrs. Casey:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.
cc: Peoples Counsel

92-69-A 7-15-91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 3, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 27, 1991

This office has no comments for item numbers 53, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79 and 80.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJP/lvd

92-69-A 7-15-91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 4, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 27, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 53, 62, 64, 65, 66, 68, 70, 71, 72, 75, 76, 77, 78, 79 and 80.

For Item 67, this site must be submitted through the minor subdivision process for review and comments.

For Item 69, if maintenance or repair is required on the existing 15-inch drain along the east property line, Baltimore County may require the removal of the car port at the owner's expense.

For Item 74, this site is subject to the previous minor subdivision comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E.
Developers Engineering Division

RWB:s

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

August 21, 1991

Kevin and Mary Casey
1 Brookings Court
Baltimore, Maryland 21234

Re: CASE NUMBER: 92-69-A
LOCATION: 1/5 Brookings Court, 236' NW of c/l Magleth Road
1 Brookings Court

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 1, 1991. The closing date is September 16, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,
John J. Sullivan
John J. Sullivan
(301) 887-3391

12-66-A 015
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
September 30, 1991
TO: ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #80
PROPERTY OWNER: Kevin T. Casey, et ux
LOCATION: N/S Brookings Court, 236' NW of centerline
Magledd Road 991 Brookings Court
ELECTION DISTRICT: 11th
COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

1742-22
MR. AND MRS. KEVIN T. CASEY
1 BROOKINGS COURT
BALTIMORE, MARYLAND 21234
(301) 882-0959

BALTIMORE COUNTY GOVERNMENT
OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT
OFFICE OF PLANNING AND ZONING
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

03 OCTOBER 1991

DEAR MR. SULLIVAN:

IN RESPONSE TO YOUR LETTER CONCERNING VARIANCE PETITION FORMS CASE #92-69-A (ITEM #80) DATED 24 SEPTEMBER 91, THE THREE CORRECTED VARIANCE/AFFIDAVIT FORMS ARE ENCLOSED FOR RESUBMISSION. I REGRET ANY INCONVENIENCE THIS MAY HAVE CAUSED.

SINCERELY,
KEVIN T. CASEY

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1 Brookings Court
Subdivision name: Brictinay III
plat book # 62, folio # 12, lot # 19, section # -
OWNER: Kevin and Mary Teresa Casey

see pages 5 & 6 of the CHECKLIST for additional required information

EXISTING Building
EXISTING Building

LAND OF CALVIN AND ELIZABETH WATTS

209.54'

129.06'

231.00' 3.5'

Magledd Rd.

BROOKINGS COURT

92-69-A

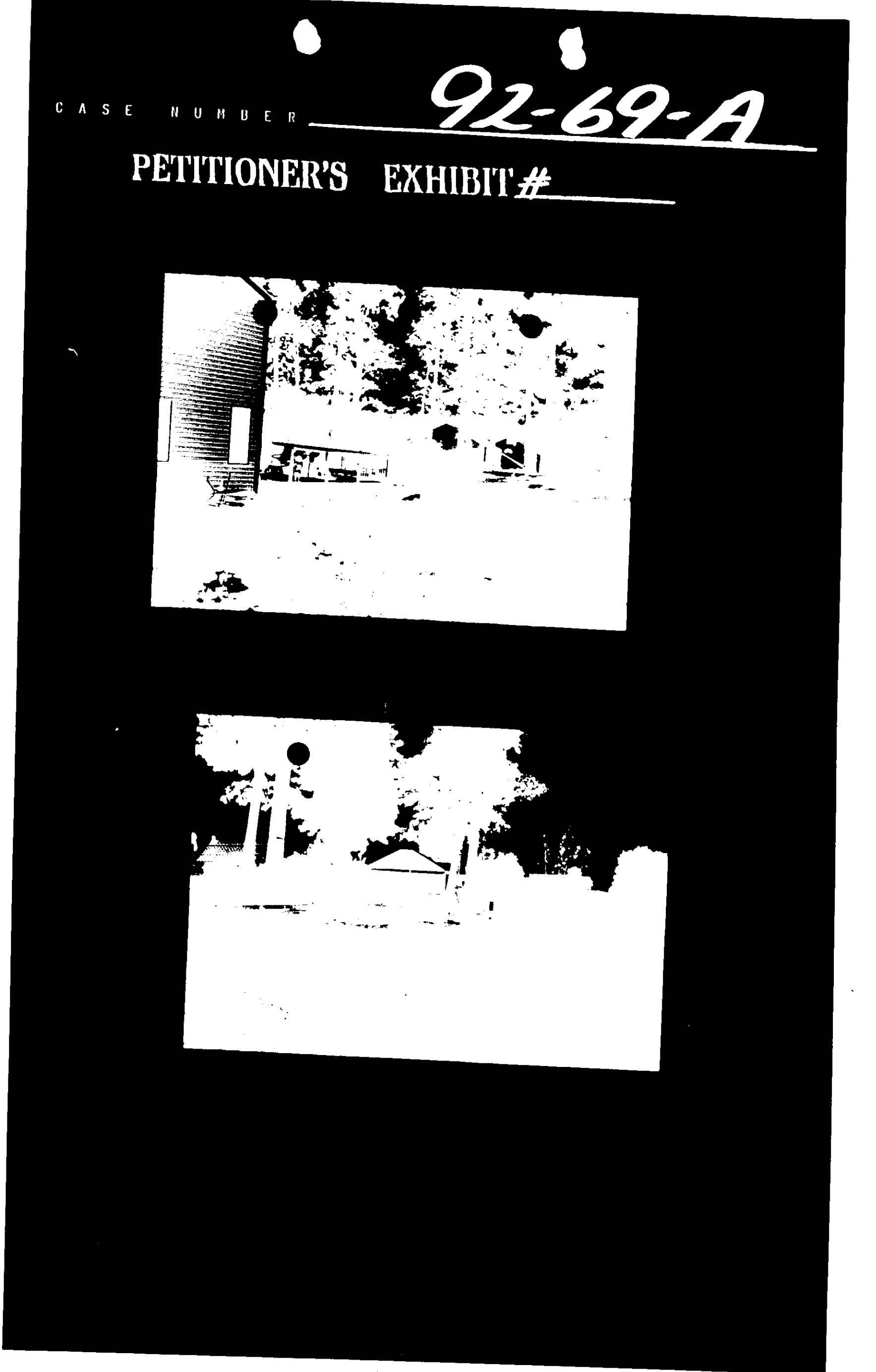
North
date: 13 August 91
prepared by: K.T. Casey Scale of Drawing: 1"=50 Ft.

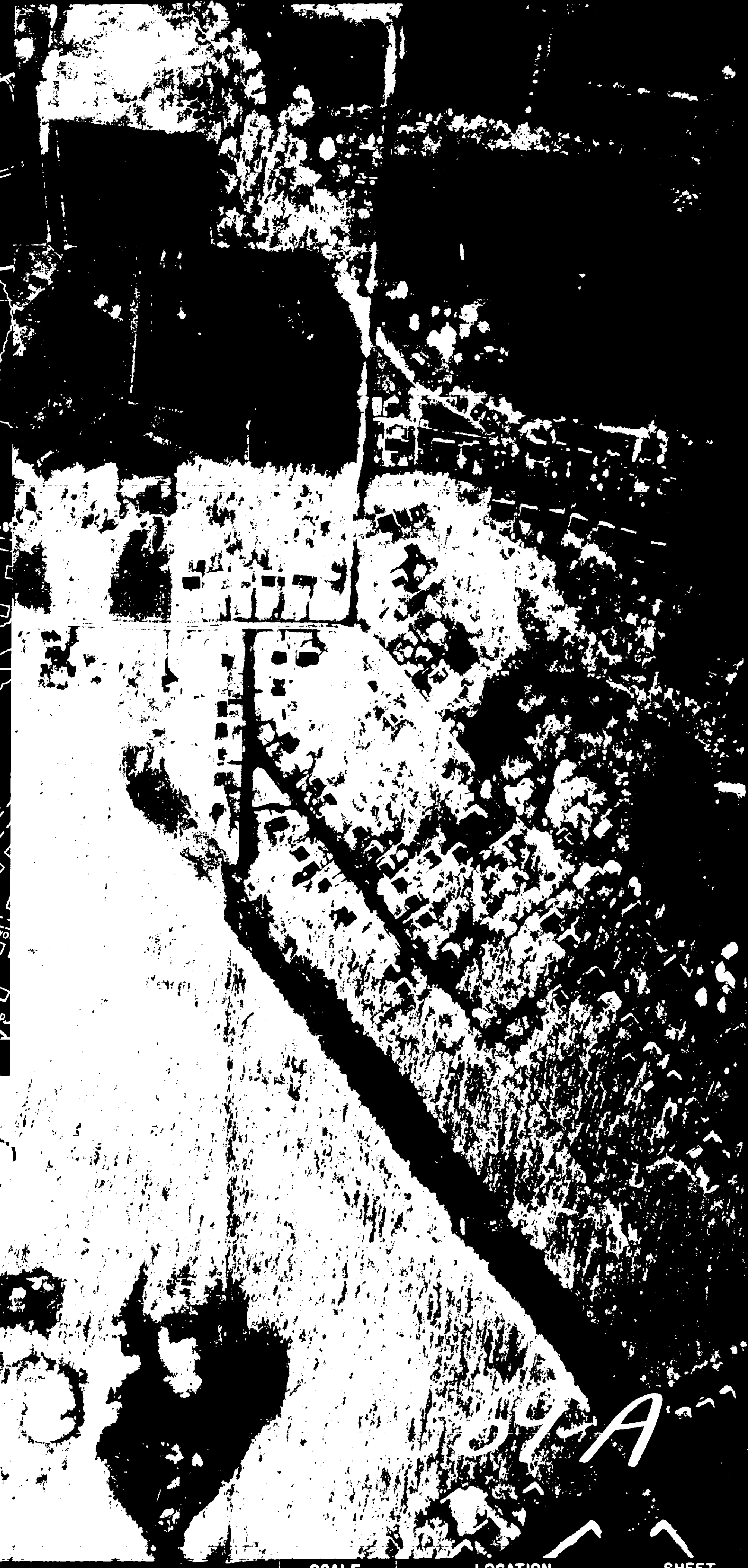
LOCATION INFORMATION

Councilmanic District: 6
Election District: 11
1"-200' scale map: NE 10-F
Zoning: DR-3.5
Lot size: 34 acreage 14810 square feet

SEWER: ☒ private
WATER: ☒ private
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: none

Zoning Office USE ONLY!
reviewed by: *HA* ITEM #: 80 CASE#:





BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
CARNEY
PERRY HALL

SHEET

N.E.

10-F

80